



MIAMI BEACH

OFFICE OF THE CITY MANAGER
NO. 299-2005

LETTER TO COMMISSION

TO: Mayor David Dermer and Members of the City Commission

FROM: City Manager Jorge M. Gonzalez

DATE: November 30, 2005

SUBJECT: City Single Family Tax Abatement Program
Status Report

On December 8, 2004, the City Commission adopted an Ordinance creating a City Single Family Tax Abatement Program. This Ordinance was part of an overall strategy to provide tangible alternatives to the demolition of architecturally significant single family homes.

The purpose of a City Tax Abatement program is to help further the delicate balance of protecting the City's established single family architecture and neighborhood context and promoting the restoration of architecturally significant single family homes with allowing for the expansion, restoration and minor alteration of single family homes. The Tax Abatement Ordinance is designed to compliment the previously approved revisions to the existing Ordinance pertaining to the demolition of single family homes located outside of historic districts.

As part of this comprehensive approval, the administration was required to report back to the City Commission within a year of adoption of the Ordinance, and present a summary of any homes that have applied for tax exemption, as well as the overall impact on the City's revenue stream. Below is a brief summary of the applications, to date:

1. Blount Residence - 2535 Lake Avenue.

Part 1 Preconstruction Application. Recommended by the Historic Preservation Board (HPB) on July 12, 2005 and approved by the City Commission on September 8, 2005.

2. Cherry Residence - 5645 North Bay Road.

Part 1 Preconstruction Application. HPB recommend approval on October 11, 2005; pending final approval by City Commission

3. Sanni Residence - 55 Palm Avenue.

Part 1 Preconstruction Application scheduled to be considered by the HPB on December 13, 2005.

As you will note, only three (3) applications have been filed. Since none of the applications have been formerly approved by the County's Tax Assessor, it is not possible to calculate an exact figure in terms of the fiscal impact on the City at this time. However, based upon the scope of the applications, as well as the small number, collectively they are not anticipated to have a significant impact on the City's tax revenue.

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